

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 16 zone to an BL zone.

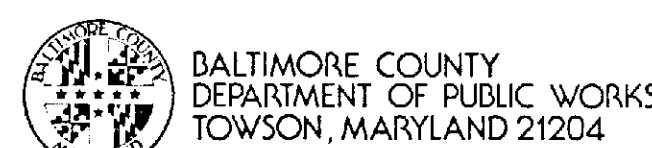
for (2) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Anthony Faby, Jr.
Signature *Anthony Faby, Jr.*
Naomi L. Faby
(Type or Print Name)
Signature *Naomi L. Faby*
Address
City and State
Attorney for Petitioner:
Edward J. Glusing, Jr., Esq.
(Type or Print Name)
Signature *Edward J. Glusing, Jr.*
8401-03 Belair Rd.
Address
Baltimore, MD 21236
City and State
Attorney's Telephone No.: 256-4600
8401-03 Belair Rd.
Address
Baltimore, MD 21236
Phone No.

BABC-Form 1



HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1983

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #3 Zoning Cycle V (Apr.-Oct. 1983)
Property Owner: Anthony & Naomi L. Faby, Jr.
S/S Joppa Rd. 35' E. from centerline of
Seven Courts Drive
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 1.59
District: 11th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Joppa Road, an existing County road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Water and Sanitary Sewer:

There is an existing 12-inch public water main, and public 8-inch sanitary sewerage is under construction in Joppa Road (Drawing #78-0108, File 1, Job Order 1-2-618, Contract #0213 SWO). Also, there is 12-inch public sanitary sewerage within a utility easement contiguous to the rear or southerly outline of this property.

Very truly yours,
Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss

cc: John Trenner

M-W Key Sheet
37 NE 25 Pos. Sheet
NE 10 G Topo
72 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 15, 1983

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle V - Meeting of March 15, 1983
Item No. 3
Property Owner: Anthony & Naomi L. Faby, Jr.
Location: S/S Joppa Road 35' E. from centerline of
Seven Courts Drive.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.

Acres: 1.59
District: 11th

Dear Mr. Hackett:

The existing D.R. 16 zoning for this site can be expected to generate approximate 190 trips per day and the proposed B.L. zoning can be expected to generate approximately 750 trips per day.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc.

MSF/ccm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 2, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Edward J. Glusing, Jr., Esquire
8401-03 Belair Road
Baltimore, Maryland 21236

RE: Item No. 3 - Cycle No. V
Petitioner - Anthony Faby, Jr., et ux
Reclassification Petition

Dear Mr. Glusing:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle V). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before Tuesday, May 31, 1983. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located on the south side of Joppa Road opposite Seven Courts Drive in the 11th Election District, the subject property is zoned D.R. 16 and is improved with two dwellings. Adjacent properties to the west and east are also improved with dwellings and a recently constructed food store, respectively.

In view of your clients' proposal to reclassify this property to a B.L. zone, this hearing is required.



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 26, 1983

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #3, Cycle V Meeting, March 15, 1983, are as follows:

Property Owner: Anthony & Naomi L. Faby, Jr.
Location: S/S Joppa Road 35' E. from centerline of Seven
Courts Drive
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 1.59
District: 11th

There are presently two dwellings located onsite. The dwellings are served by metropolitan water and separate septic systems; one of which is failing, discharging sewage to the ground surface. Metropolitan sewage is available to serve the property from Joppa Road and also from the rear property line.

The dwelling with the failing septic system (4111/4113 Joppa Road) must connect to sanitary sewer immediately and the existing septic system be backfilled. The sanitary sewer line located in Joppa Road was constructed for purposes of alleviating the unsanitary conditions and public health hazards resulting from failing septic systems found in the vicinity of the site. The septic system serving the other dwelling (4109 Joppa Road) must therefore be abandoned and backfilled and the dwelling connected to sanitary sewer as per Section 34-39 of the Baltimore County Code, 1978 Edition.

The developer must submit a Hydrogeological Study and Environmental Effects Report prior to submission of Development Plans to the County Review Group.

Very truly yours,

James J. Forrest
James J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

YF/als

Item No. 3 - Cycle No. V
Petitioner - Anthony Faby, Jr., et ux
Reclassification Petition
Page 2

In view of the fact that the submitted site plan does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date which will be between September 1 and December 31, 1983, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: David W. Dallas, Jr. & Sons, Ltd.
7006 Harford Road
Baltimore, Maryland 21234



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 30, 1983

Mr. William Hammond cc: William Hackett
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Anthony and Naomi L. Faby, Jr.

Location: S/S Joppa Road 35' E. from centerline of Seven Courts Drive

Item No.: 3 Zoning Agenda: Meeting of March 15, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* 3/31/83 Noted and Approved: *George M. Haggard*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb /cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett
Chairman of the Board of Appeals
TO: c/o Nicholas Commodari, Zoning Dept. Date: March 18, 1983
Mr. Charles E. Burnham
FROM: Building Plans Review Chief, C-2 B
Cycle Zoning V 1983
SUBJECT: Meeting of March 15, 1983

ITEM #3 Anthony and Naomi L. Faby, Jr.
S/S Joppa Road 35' E. from centerline of Seven Courts Drive

Any proposed changes of use or occupancy or new construction to this property will require an applicable permit/permits. At such time, as the applicant may wish to begin such improvement or use, certain construction drawings, site plans, plot plans, etc., may be required along with the required permit applications. Unapproved occupancies, uses or construction could be deemed a violation of the Baltimore County Building Code as adopted under Council Bill #4-82, and subject to penalties or correction.

The Baltimore County Building Code is composed of The 1981 B.O.C.A. Basic Building Code, The 1981 B.O.C.A. Basic Mechanical Code, The 1981 B.O.C.A. Basic Energy Code, The 1979 One & Two Family Code and Council Bill #4-82. Also enforced by Baltimore County is the State of Maryland Handicapped Code also known as the Code of Maryland Regulations 05.01.07.

Work should begin only after a permit is issued and should be inspected and approved by the various inspecting departments before an occupancy permit can be granted.

No other comment can be made at this time due to the limited amount of information provided by the plan submitted.

Section 101.5
Section 103.1 Amended
Section 103.2
Section 111.1 Amended
Section 111.5
Section 111.7
Section 112.0
Section 117.0

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204
Date: March 15, 1983

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #V

RE: Item No: 3
Property Owner: Anthony & Naomi L. Faby, Jr.
Location: S/S Joppa Road 35' E. from centerline of Seven Courts Drive
Present Zoning: D.R. 16
Proposed Zoning: B.L.

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Acres too small to have an effect on student population.

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Junior High			
Senior High			

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM D.R. 16 TO B.L. ZONE
S/S Joppa Rd., 35' E of the : OF BALTIMORE COUNTY
Centerline of Seven Courts Dr.,
11th District :
ANTHONY FABY, JR., et ux, : Case No. R-84-2 (Cycle V, Item 3)
Petitioners

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hesling, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of July, 1983, a copy of the foregoing Order was mailed to Edward J. Glusing, Jr., Esquire, 8401-03 Belair Road, Baltimore, MD 21236, Attorney for Petitioners.

John W. Hesling, III
John W. Hesling, III

IN THE MATTER :
OF THE APPLICATION OF :
ANTHONY & NAOMI L. FABY, JR. :
FOR REZONING :
FROM D.R. 16 TO B.L. :
S/S JOPPA ROAD 35' E. FROM :
C/L OF SEVEN COURTS DRIVE :
11th DISTRICT :
NO-R-84-2
Item #3 - Cycle V

OPINION

The above captioned matter comes before this Board pursuant to a petition for reclassification from D.R. 16 to B.L. The subject property is located on the south side of Joppa Road 35 feet east from the centerline of Seven Courts Drive in the Eleventh District of Baltimore County.

Petitioner's only witness was Naomi L. Faby, the owner, with her husband Anthony, of the subject property. Mrs. Faby testified that she had lived at the subject site for over thirty-five years, and during that period of time she has observed gradual and continuous commercialization of the Joppa Road corridor. Photos depicting the surrounding area were introduced into evidence.

The People's Counsel presented as their only witness James Hoswell, a planner for Baltimore County. Mr. Hoswell testified that in his opinion the existing zoning permitted a reasonable use for the subject property. Mr. Hoswell indicated that he believed the County Council to be correct in the zoning of the subject site and could not observe a substantial change in the character of the neighborhood which would justify the requested reclassification. Further, according to Mr. Hoswell, a reclassification at this site would constitute strip zoning.

The evidence was uncontroverted to the extent that the properties to the west of the subject site are zoned residential. It was also uncontroverted that extensive commercialization of the properties to the east of the subject site has occurred. Six months ago a shopping center to the east of the subject site was opened. However, the County Council, in 1980, was aware of the commercial nature of Joppa Road. Obviously, the Council decided to draw the line of demarcation at the subject site.

ANTHONY & NAOMI L. FABY, JR. - R-84-2

2.

Section 2-58.1 of the Baltimore County Code permits a reclassification of property if the Petitioner establishes that the existing zoning is in error or there has been substantial change in the character of the neighborhood.

This Board is persuaded that during the comprehensive zoning process of 1980 the Baltimore County Council was aware and did consider and anticipate the commercialization of Joppa Road. Consequently, the Board finds that the gradual commercialization of the Joppa Road corridor in the area near the subject site was considered by the Council in 1980. Therefore, the Board finds, as a fact, that there has not been a substantial change in the character of the neighborhood which would warrant a reclassification in this case.

Nevertheless, this Board is persuaded that error did occur during the 1980 comprehensive zoning process. It is obvious that the County Council, in an effort to protect the integrity of the residential area to the west of the commercial zones, intended the subject site to serve as a buffer between the commercial and residential properties. It is within that buffer zone that this Board finds error. We believe and, therefore, determine that the County Council was in error when it imposed the existing zoning at the subject site. Clearly, a buffer zone was intended. A more appropriate buffer, we believe, would have been R-O.

This Board is cognizant of the fact that the Petitioner requested a reclassification to B.L. However, the imposition of a B.L. zone at the subject site would be inappropriate. We believe that although the Council was in error by imposing the existing zoning, nevertheless, the intention to maintain a buffer zone is clear.

Recognizing our authority in reclassification petitions to grant relief amounting to less than that for which the petition requests, we find, as a fact, that the subject site should be reclassified to R-O. Such a reclassification, we believe, is a more appropriate buffer zone and permits a more reasonable use for the subject property.

ANTHONY & NAOMI L. FABY, JR. - R-84-2

3.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 30th day of September, 1983, by the County Board of Appeals, ORDERED that the subject petition for reclassification be and is hereby GRANTED so as to permit a reclassification of the subject property to an R-O zone.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

John B. Spafford
John B. Spafford

SUPPORTING EXPLANATION AND AFFIDAVIT

Anthony Faby, Jr. and Naomi L. Faby, Petitioners, by their attorney, Edward J. Glusing, Jr., offer the following evidence of change in condition as explanation and justification for their attached Request for Zoning Re-Classification.

1.) That approximately 25 years ago the property previously owned by Howard V. Warner, abutting and immediately to the east of the Petitioners property, was reclassified from DR to BL.

2.) That said property previously owned by Howard V. Warner, although reclassified BL remained residential in nature until September, 1982 when construction of a retail business structure was instituted.

3.) That a portion of Petitioners property, subject to this petition was reclassified BL at the same time that the aforementioned property previously owned by Howard V. Warner was reclassified BL but that use of that portion of petitioners property for business purposes is impractical due to lack of frontage and the irregular shape of the lot.

4.) That on or about March 1, 1983 a WAWA Convenience Store will be opened on the adjoining aforementioned property causing customers to be on said property at times from early morning until late in the evening and rendering the property of the Petitioners no longer suited for DR 16 use.

5.) That all property to the east of Petitioners property and to the intersection of Belair Road and Joppa Road has been reclassified either BL or CSA.

6.) That property to the immediate northeast of the Petitioners property has been reclassified BR and that a roadside shopping center and twenty four hour medical facility are soon to be opened on said property causing customers to be present there at all times of the day and night rendering the Petitioners property no longer suited for DR 16 use.

7.) That due to the aforementioned changes in the surrounding area and in accordance with development in the neighborhood the flow of traffic before Petitioners property has greatly increased during the day and night making it no longer suited for DR 16 use.

8.) That there is a need for more commercially zoned property in the area.

Edward J. Glusing, Jr.
Edward J. Glusing, Jr.

ITEM NO. 3

ACREAGE: 1.06

PROPERTY OWNER: Anthony and Naomi L. Faby, Jr.
LOCATION: S/S of Joppa Road, 35' E. of Seven Courts Drive
ELECTION DISTRICT: 11
COUNCILMANIC DISTRICT: 5

RECOMMENDED DATE OF HEARING: Week of September 12, 1983

ZONING PRIOR TO ADOPTION OF 1980 COMPREHENSIVE ZONING MAP: D.R. 16
EXISTING ZONING: D.R. 16
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (D.R. 16)

This property, containing two dwellings, is located on the south side of Joppa Road, west of Belair Road. To the east, on the same side of Joppa Road, is a food store on B.L. zoned property; to the north, a vacant parcel of land zoned B.R., Seven Courts Drive, and residential units on properties zoned D.R. 3.5 and D.R. 5.5; to the west dwellings on D.R. 16 zoned land; to the south, D.R. 16 zoned property. The petitioner is requesting a change from D.R. 16 to B.L. zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1980 Comprehensive Zoning Map, the property was zoned D.R. 16. The zoning of the site was not identified as a specific issue before either the Planning Board or the County Council during the preparation and processing of the map; the County reaffirmed D.R. 16 zoning here.

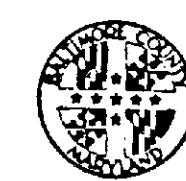
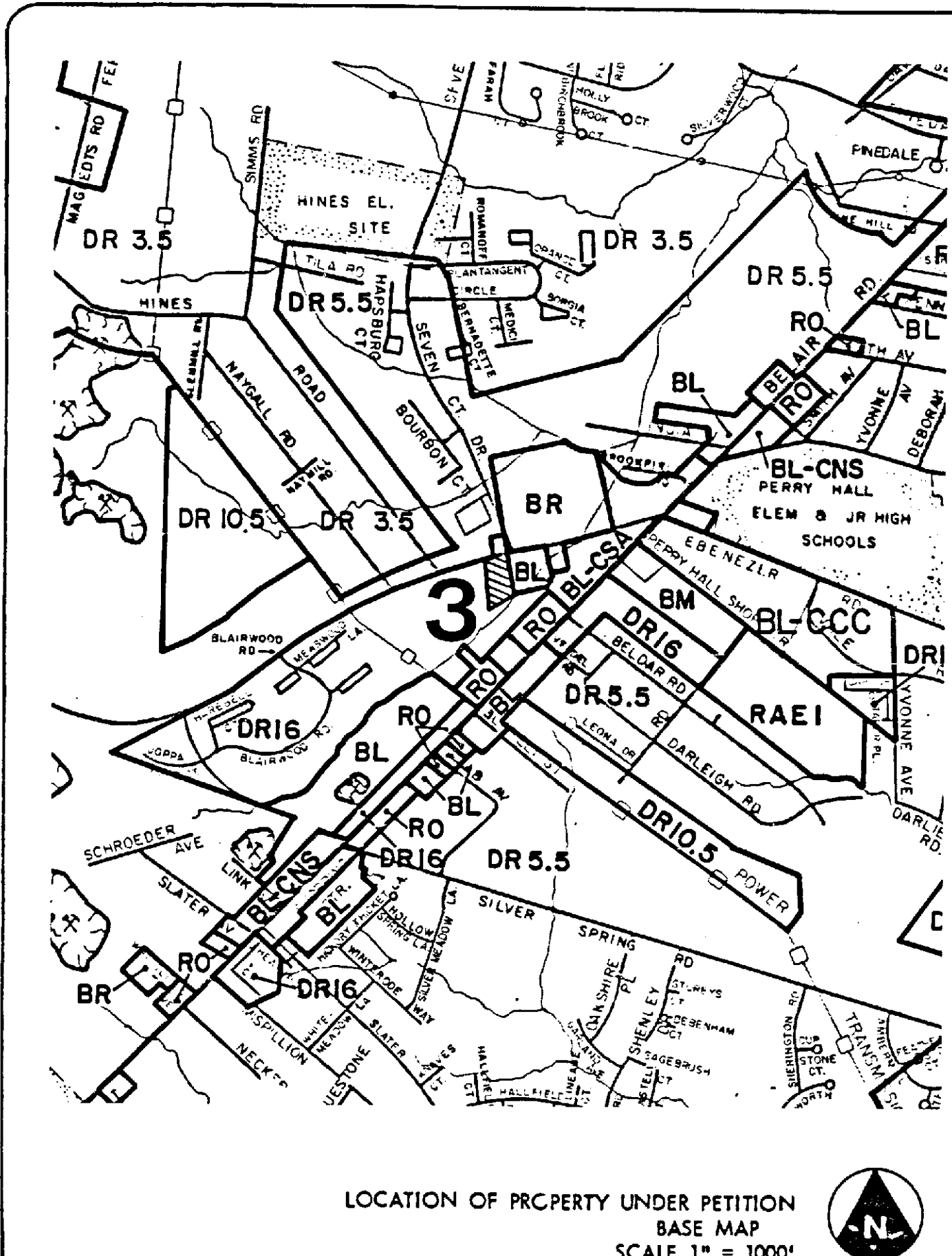
The subject 1.59-acre parcel of land is part of a 1.71-acre property owned by the petitioner. The easternmost 0.12-acre portion of this property, zoned B.L. is not a part of this petition; consequently, the County Board of Appeals cannot make any changes on that portion. Therefore, the Planning Board will not address the zoning of the 0.12-acre portion of the property in this comment.

The Planning Board believes that D.R. 16 zoning is appropriate and that the zoning map is correct. It is the opinion of the Board that ample commercial opportunities have been provided for in the area. Furthermore, the granting of this petition would result in the extension of strip commercial zoning and as such would be in conflict with the adopted Baltimore County Master Plan 1979-1990. Finally, in reviewing the arguments set forth in the Supporting Explanation and Affidavit filed as part of this petition, the Planning Board does not believe that either error or change is indicated.

It is therefore recommended that the existing zoning, D.R. 16 be retained.

Balt. Co.
Encl. #1





County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
September 30, 1983

Edward J. Glusing, Jr., Esquire
8401-03 Belair Road
Baltimore, Md. 21236

Re: Case No. R-84-2
Anthony Faby, Jr., et ux

Dear Mr. Glusing:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Anthony Faby, Jr., et ux
John W. Hession, III, Esquire
J. E. Jablon
J. E. Dyer
Mrs. Jean Jung
N. E. Gerber
J. C. Howell
Board of Education

August 18, 1983

Edward J. Glusing, Jr., Esquire
8401-03 Belair Road
Baltimore, Maryland 21236

NOTICE OF HEARING
Re: Petition for Reclassification
S/S Joppa Rd., 35' E of c/l of
Seven Courts Drive
Anthony Faby, Jr., et ux - Petitioners
Case No. R-84-2 Cycle V - Item #3

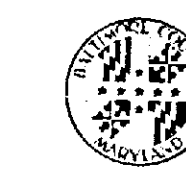
TIME: 10:00 A.M.

DATE: Tuesday, September 13, 1983

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 30, 1983

Edward J. Glusing, Jr., Esquire
8401-03 Belair Road
Baltimore, Maryland 21236

Re: Petition for Reclassification
S/S Joppa Rd., 35' E of c/l of
Seven Courts Drive
Anthony Faby, Jr., et ux - Petitioners
Case No. R-84-2 Cycle V - Item #3

Dear Mr. Glusing:

This is to advise you that \$610.98 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND No. 121530
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 9/22/83 ACCOUNT R-01-615-000
AMOUNT \$610.98

AJaj

RECEIVED FROM Anthony Faby, Jr., et ux
FOR Advertising & Posting Case #R-84-2

C 659*****6102810 6224A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR RECLASSIFICATION

11th Election District

ZONING: Petition for Reclassification
LOCATION: South side of Joppa Road, 35 ft. East of the centerline of
Seven Courts Drive

DATE & TIME: Tuesday, September 13, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: D.R. 16
Proposed Zoning: B.L.

All that parcel of land in the Eleventh District of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 113077
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 9-22-83 ACCOUNT R-01-615-000
AMOUNT 100.00

RECEIVED FROM Edward J. Glusing, Jr.
FOR Faby, Jr. et ux - Petitioners
8401-03 Belair Rd. 21236
C 649*****1000010 6250A

VALIDATION OR SIGNATURE OF CASHIER

Being the property of Anthony Faby, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 13, 1983 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

David W. Dallas, Jr. and Sons

Registered Professional Engineers & Land Surveyors
7006 HARFORD ROAD - BALTIMORE, MARYLAND 21234
PHONE: (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

ZONING DESCRIPTION

Michael B. Dallas, P.L.S.

DR-16 to BL

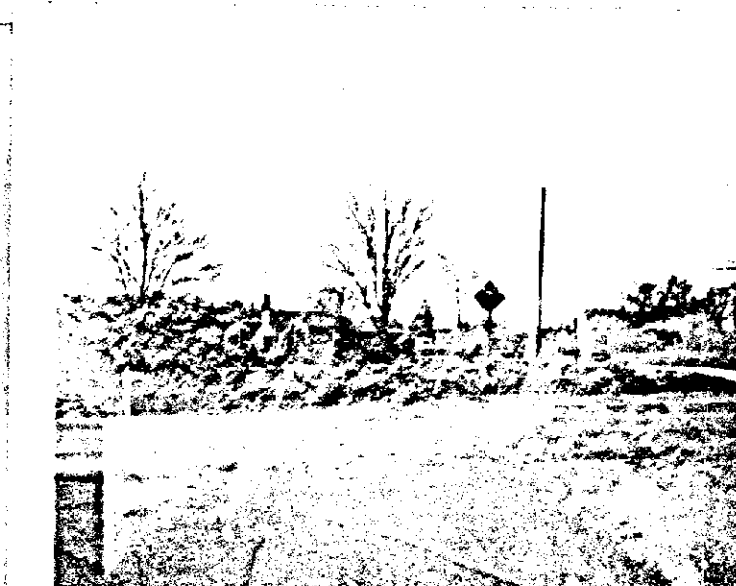
BEGINNING for the same in the center of Joppa Road at a point distant 35.00 feet easterly from the center of Seven Courts Drive thence with the center of Joppa Road South 80-13 West 197.57 feet thence leaving said road and running the two following courses and distances, South 06-40 East 400.00 feet and North 53-58 East 240.00 feet to intersect the zoning division line between DR-16 and BL thence with said line the two following courses and distances South 80-13 West 6.00 feet and North 05-39 West 281.04 feet thence leaving said line and running North 13-41 West 15.00 feet to the place of beginning.

CONTAINING 1.59 Acres of land more or less.

February 24, 1983



Min B. Dallas



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 8/23/83
Posted for: Petition for Reclassification
Petitioner: Anthony Faby, Jr., et ux
Location of property: S/S Joppa Rd., 35' E of c/l of
Seven Courts Drive
Location of Signs: Front of property (Joppa Rd.)
Remarks:
Posted by: [Signature] Date of return: 9/13/83
Number of Signs: 1

CERTIFICATE OF PUBLICATION

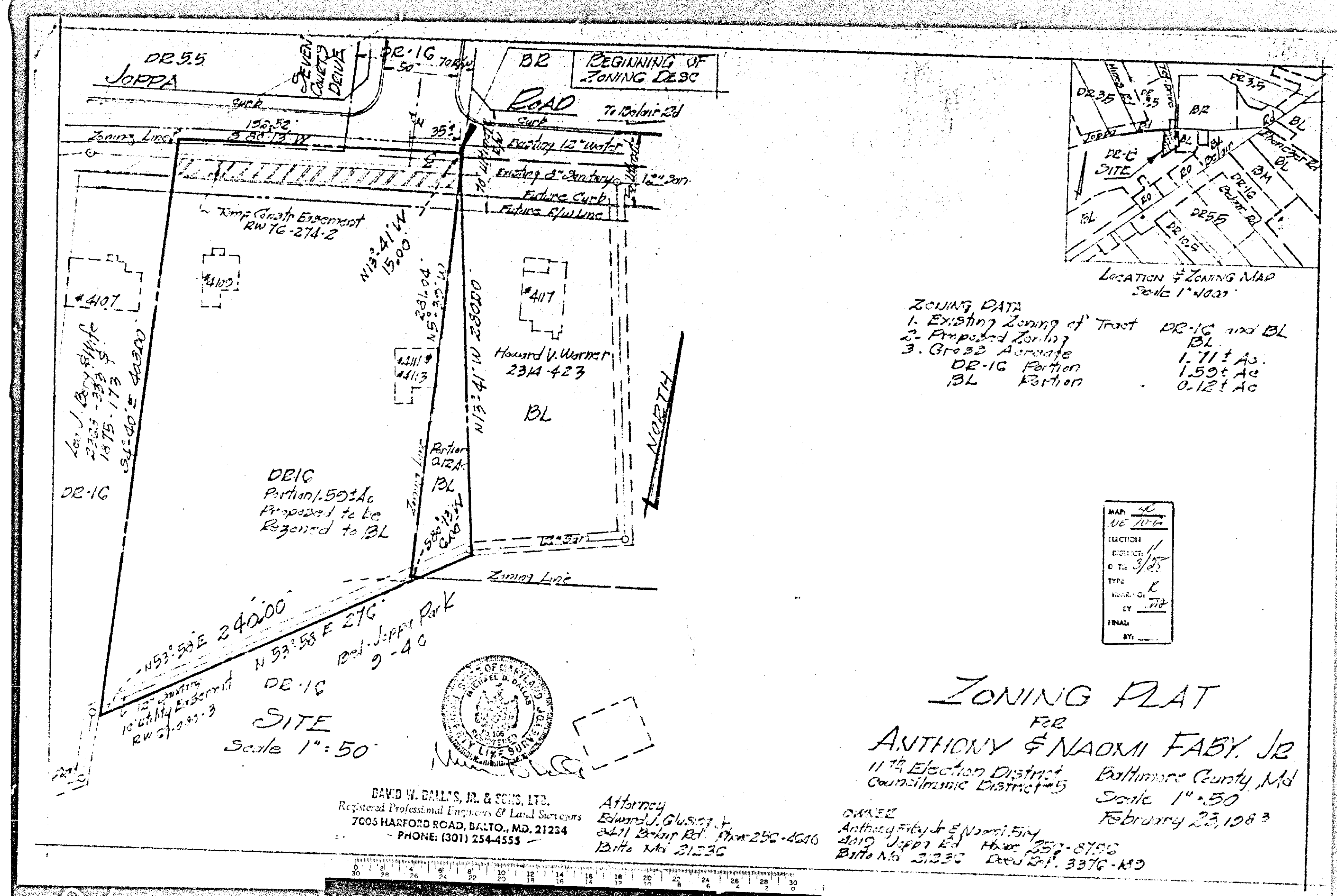
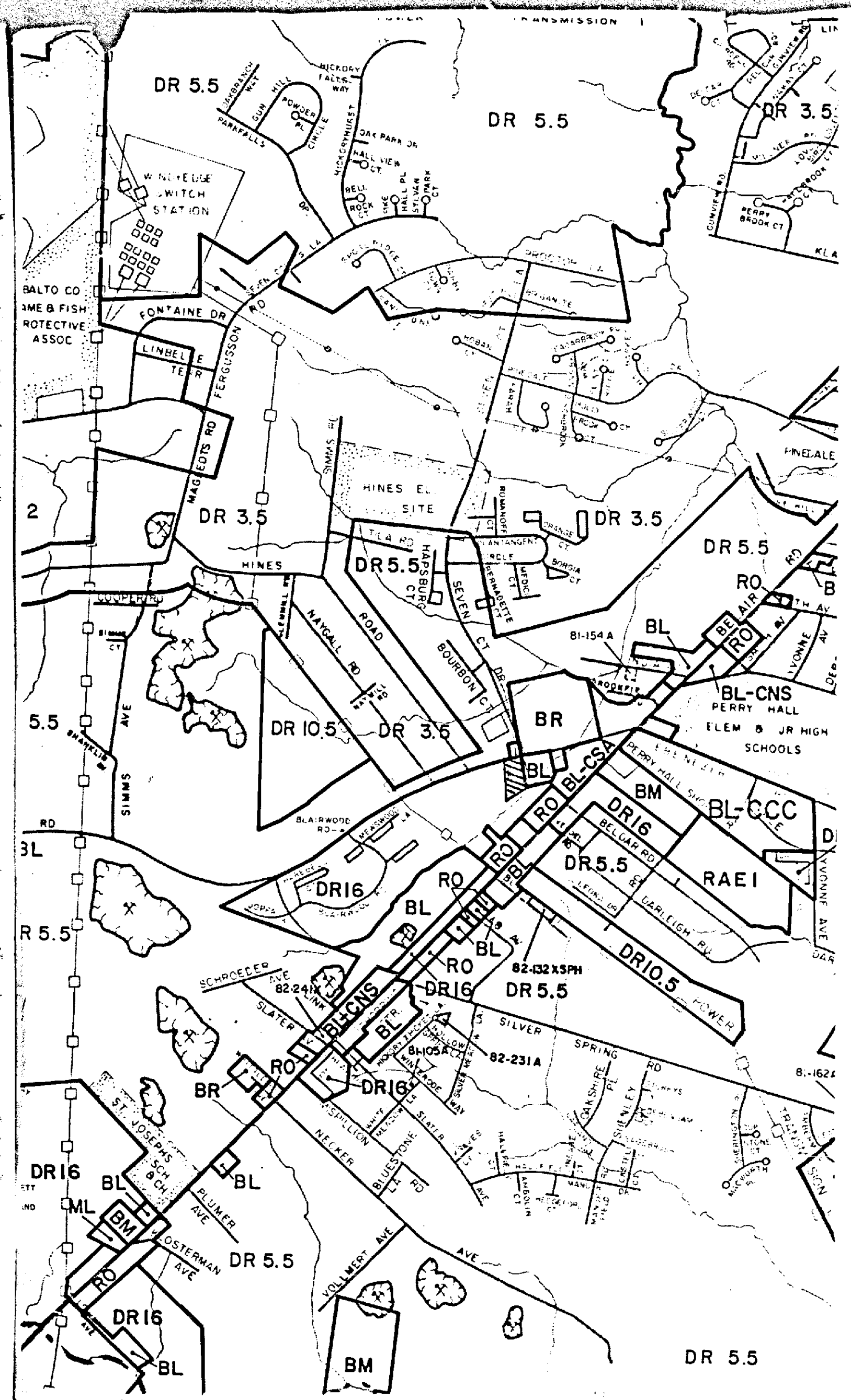
TOWSON, MD., August 25, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 25th day of September, 1983, the first publication appearing on the 25th day of August, 1983.

THE JEFFERSONIAN,
L. Leach-Sturges
Manager.

Cost of Advertisement, \$21.00

PETITION FOR RECLASSIFICATION
11th Election District
ZONING: Petition for Reclassification
LOCATION: South side of Joppa Road, 35 ft. East of the centerline of Seven Courts Drive
DATE & TIME: Tuesday, September 13, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:
Present Zoning: D.R. 16
Proposed Zoning: B.L.
All that parcel of land in the Eleventh District of Baltimore County
Beginning for the same in the center of Joppa Road at a point distant 35.00 feet easterly from the center of Seven Courts Drive thence with the center of Joppa Road South 80-13 West 197.57 feet thence leaving said road and running the two following courses and distances, South 06-40 East 400.00 feet and North 53-58 East 240.00 feet to intersect the zoning division line between DR-16 and BL thence with said line the two following courses and distances South 80-13 West 6.00 feet and North 05-39 West 281.04 feet thence leaving said line and running North 13-41 West 15.00 feet to the place of beginning.
Containing 1.59 Acres of land more or less
Being the property of Anthony Faby, Jr., et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, September 13, 1983 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland
By Order of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
of Baltimore County
Aug. 25



The Times
Middle River, Md., Aug 28, 1983
This is to Certify, That the annexed
petition
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 24th day of
August, 1983
Charles D. Miller Publisher.

Petition For Reclassification
DISTRICT
ZONING: Petition for
Reclassification of
LOCATION: South side
of Joppa Road, at the
corner of Seven
Cours Drive
DATE & TIME: Tues-
day, Sept. 13, 1983 at 10:00
A.M.
PUBLIC HEARING:
Room 216, Courthouse,
Baltimore, Md.
The County Board of
Appeals for Baltimore
County, by authority of
the Baltimore County
Charter, will hold a public
hearing on the following
petition for reclassification:
All that parcel of land in
the Eleventh District of
Baltimore County

RECLASSIFICATION
for the
same being a point distant
20.00 feet easterly from the
center of Seven Cours
Drive thence with the cor-
ner of Joppa Road South
60.18 West 100.15 feet
thence bearing said road
and meeting the new fol-
lowing courses and dis-
tances South 88-40 East
602.00 feet and North 55-48
East 100.00 feet to inter-
sect the Zoning division
between DR-16 and
BL thence with said line
and the following courses
West 8.00 feet and North
35-00 East 201.00 feet
thence bearing said line
and meeting North 18-41
West 18.00 feet to the place
of beginning.
Containing 1.88 acres of
land more or less.
Being the property of
Anthony Faby, Jr., as he
is shown on plat filed
with the Zoning Depart-
ment.
Hearing Date: Tuesday,
Sept. 13, 1983 at 10:00 A.M.
Public Hearing Room
216, Courthouse, Town-
ship, Md.
By Order Of
William T. Rossett
Chairman
County Board Of Appeals
Of Baltimore County